WARRANTY DEED

Karen Johnson Davidson County
Batch# 850314 DEEDWARR
05/04/2022 12:28:04 PM 4 pgs
Fees: $23.00 Taxes: $1,137.75

20220504-0051653

File No.: TCW-22-TW-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-9-2025 (AFFIX SEAL)

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Thomas V. White	New Owner	104 02 0S 021.00 CO
(NAME)	(NAME)	
36 Old Club Court	36 Old Club Court	
Nashville, TN 37215	Nashville, TN 37215	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CHARLES BASCOM REASOR, III AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES BASCOM REASOR, JR., JOINED BY MARGARET VERONICA REASOR, WILLIAM MATT BROWN REASOR AND CHARLES BASCOM REASOR III, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF CHARLES BASCOM REASOR, JR.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THOMAS V. WHITE, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 305, together with Parking Space No. 11, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, in Instrument No. 200002030011406, for a more complete identification and description of such unit and parking space.

Being the same property conveyed to Charles B. Reasor, Jr., unmarried, from Craighead Development, LLC, a Tennessee limited liability company, by Warranty Deed dated March 3, 2000, recorded March 6, 2000, of record in Instrument No. 200003060021801, in the Register's Office of Davidson County, Tennessee.

Subject property being further conveyed to Charles Bascom Reasor, III, Margaret Veronica Reasor, and William Matt Brown Reasor, devisees under the Last Will and Testament of Charles Bascom Reasor, Jr., filed under Case No. 21P2171, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 116 31st Avenue North, Unit 305, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of April, 2022

Charles Bascom Reasor III

Charles Bascom Reasor, III, as Devisee

Estate of Charles Bascom Reasor, Jr.

Charles Bascom Reasor III

Charles Bascom Reasor, III, Personal Representative

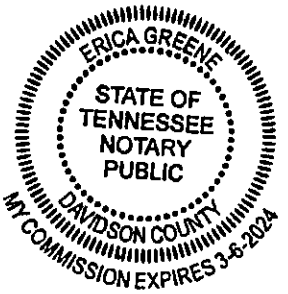
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Individual / devisee

On this 29th day of April, 2022, before me personally appeared Charles Bascom Reasor, III, as both an ~~individual~~ and as Personal Representative of the Estate of Charles Bascom Reasor, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2022.

Notary Signature
My commission expires:



Witness my/our hand(s) this 29 day of April, 2022

Margaret Veronica Reasor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of April, 2022, before me personally appeared Margaret Veronica Reasor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of April, 2022.

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 9-8-2025

Witness my/our hand(s) this 29th day of April, 2022

William Matt Brown Reasor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2022, before me personally appeared William Matt Brown Reasor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2022.



Notary Signature
My commission expires: March 3, 2025

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171